

CITY OF MINNEAPOLIS

At a Glance: Standish

Department of Regulatory Services

June 30, 2015



Minneapolis
City of Lakes



Abate List

- Refers to list of properties for which the department has issued 2 or more notices within the prior 12 month period for the removal of nuisance conditions.
- Further nuisances on these properties may be abated directly by the city without additional notice and costs are assessed to the owner.

Conversion & CHOWN (Change of Ownership)

- Conversions refer to properties that have been converted to a rental licensed property
- Change of Ownership means a rental licensed property has changed ownership

Condemned

- Means a building has been deemed unsafe to live in.
- May be condemned when:
 - It is vacant and boarded for more than 60 days
 - It is determined to be unsafe
 - An inspector cites specific hazards
 - It is dilapidated and no specific hazards are cited, but the inspector has assigned the property a score by ordinance qualifying it for condemnation
 - Utilities to it have been discontinued or
 - There is a housing hygiene problem as determined by the Housing Inspections Department.

COP (Conduct on Premise)

- COP Refers to the 1991 amendment to the Rental Licensing Ordinance that allows the city to address qualifying incidents of disorderly conduct of tenants and their guests that adversely impacted neighbors.

Good Cause

- Refers to the Department's ability to authorize the denial, refusal to renew, revocation, or suspension of a rental dwelling license, or impose reasonable conditions or restrictions on the same, based on specific criteria.
- This profile refers to a "Good Cause List" which identifies properties that have met objective criteria requiring them to meet with the Department prior to obtaining a new rental license (does not affect existing licenses).

PPU (Problem Properties Unit)

- Case management focused team within Housing Inspections Services division charged with identifying the City's worst properties and developing an action plan to resolve their issues. Also tracks and manages boarded, vacant, and condemned housing.

Police Calls

- Police Calls are defined as all police activity that has occurred at properties in a given ward or neighborhood over the last two years. Several police calls can be associated with one particular incident.
- Police calls at an intersection, street or area not identified at a specific property are not included. Domestic and medical related calls are also not included.

Rental Licenses

- Includes all rental dwellings and dwelling units, including rented single-family dwellings and rented dwelling units in owner-occupied dwellings, as well as to rented condominiums, rented townhouses and leasehold cooperative dwelling units
- Certain dwellings are exempt including hotels; convents; monasteries; licensed nursing homes; licensed board and care homes; parsonages; parish houses; manses and rectories; hospitals; public housing; and owner-occupied dwelling units in a cooperative, condominium or townhouse building

VBR (Vacant Building Registry)

- Refers to the City's Vacant Building Registry, which is a list of all properties that meet the legal criteria for inclusion into the VBR program including:
 - Condemned requiring a code compliance inspection
 - Unoccupied and unsecured for five days or more
 - Unoccupied and secured by means other than those normally used in the design of the building for 30 days or more
 - Unoccupied with multiple housing maintenance, fire or building code violations existing for 30 days or more
 - Unoccupied more than 365 days with an order having been issued to correct a nuisance condition
 - A vacant commercial or residential building or structure which is unable to receive a certificate of occupancy due to work stoppage or expired permits

Standish Profile

as of 6/30/15



Assessor's Land Use for All Properties

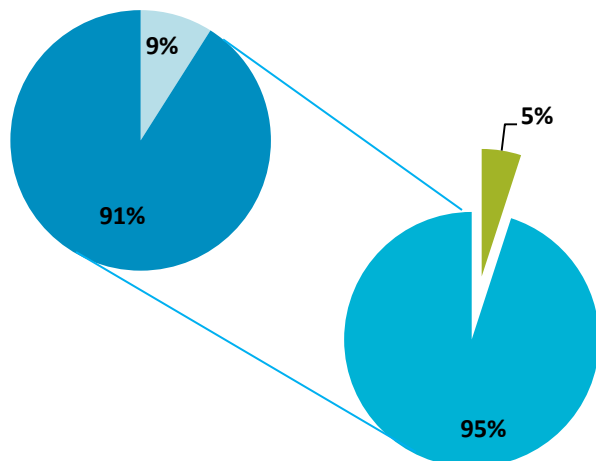
	Count	%
Bar, Restaurant, Club, Entertain.	03	0.1%
Comm Work Shop	03	0.1%
Common Area	02	0.1%
Garage or Misc. Residential	17	0.6%
*Group Residence	03	0.1%
Ind. Warehouse, Factory	00	0.0%
Institution, School, Church	07	0.3%
Misc. Commercial	03	0.1%
*Mixed Comm., Res, Apt	14	0.5%
*Multi Family (Residential)	157	5.8%
Not Available	00	0.0%
Office	12	0.4%
Public Accommodations	00	0.0%
Retail	19	0.7%
*Single Family (Residential)	2396	87.9%
Sport or Recreation Facility	03	0.1%
Utility	00	0.0%
Vacant Land	78	2.9%
Vehicle Related Use	09	0.3%
Grand Total	2726	100.0%

[Click here to see a complete neighborhood business directory.](#)

*Includes Residential Use

Rental Licensed Parcel Breakdown by Paid Units

■ condo
 ■ 4+ Units
 ■ 1 - 3 Units
 ■ non-condo



Rental Licensed Parcels

Total Rental Licenses	263
Parcels with Rental Licenses	263
Rental Units	484
Average Rental Units	1.84
Rentals / Total Residential	10.2%

Conversions and CHOWNs

	2014	Last 5 Years
Parcels with Conversions	13	87
Parcels with Change of Ownerships	07	29

Rental License Applicants

by Area of Residence:	Licenses	%
Minneapolis	141	53.8%
St. Paul	09	3.4%
Rest of Metro Area	76	29.0%
Rest of Minnesota	09	3.4%
Out of State	26	9.9%
Out of Country	01	0.4%

Rental Licensed Parcels

by Paid Unit Counts	Parcels	%	Total %
1 Unit	183	69.8%	69.8%
Condo Units	16	8.7%	
Non-Condo Units	167	91.3%	
2 Units	60	22.9%	92.7%
3 Units	05	1.9%	94.7%
4-5 Units	09	3.4%	98.1%
6-10 Units	02	0.8%	98.9%
11-15 Units	01	0.4%	99.2%
16-20 Units	00	0.0%	99.2%
21-30 Units	00	0.0%	99.2%
31+ Units	02	0.8%	100.0%
Grand Total	262	100%	100.0%

Standish Profile

as of 6/30/15

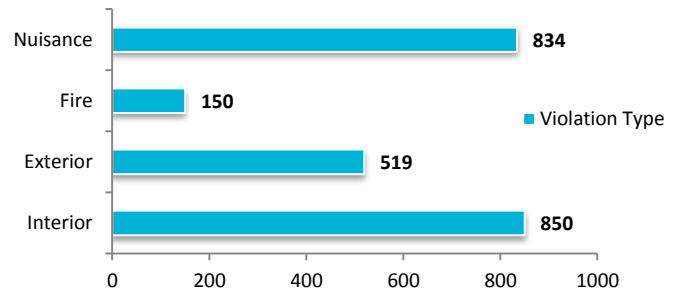


Housing Violations & Police

<u>Calls (Last 2 years)</u>	<u>Parcels</u>	<u>Violations</u>
All Violations	666	2,353
Interior Violations	250	850
Exterior Violations	175	519
Fire Violations	79	150
Nuisance Violations	475	834
Total Police Calls	794	3,226

*Police Call data only includes calls attributed to a parcel. Police calls occurring on intersections, streets, or locations not identified at a parcel are not included.

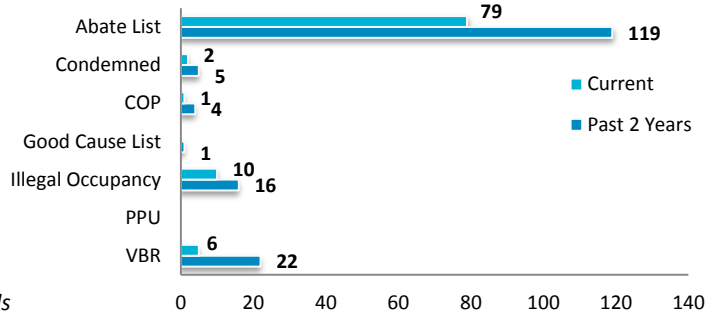
Violation Types (Last 2 Years)



<u>Parcels with Serious Flags</u>	<u>Past 2 years</u>	<u>Current</u>
VBR	22	06
Condemned	05	02
Illegal Occupancy	16	10
PPU	00	00
Good Cause List	01	00
COP	04	01
Abate List*	119	79

*Abate list data information is only stored for 6 month periods

Parcels with Serious Flags

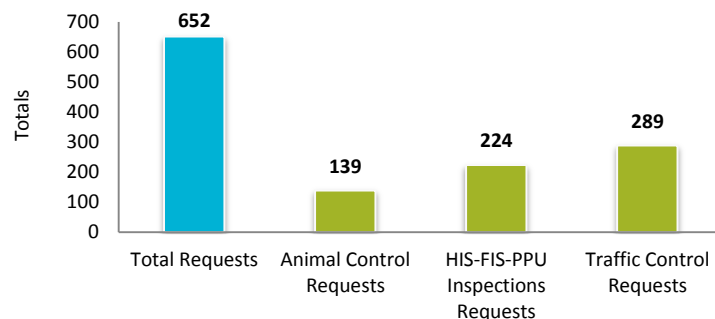


Regulatory Services 311

Service Requests

<u>(2014 Totals)</u>	<u>Requests</u>	<u>%</u>
Ward Total	2,662	100%
Total	652	24.5%
Animal Control	139	5.2%
HIS-FIS Inspections	224	8.4%
Traffic Control	289	10.8%

2014 Regulatory Services 311 Service Requests



Traffic Control Citations

<u>(2014 Totals)</u>	<u>Citations</u>	<u>%</u>
Ward Total	4,521	100%
Total	1,365	30.2%
Snow Emergency*	556	12.3%
Non-Snow Emergency	809	17.9%

*Snow Emergency citations span from December 2013 through March 2014

Animal Care & Control

<u>Dangerous Dogs</u>	<u>Dogs</u>	<u>%</u>
Ward Total	06	17.1%
Total	01	2.8%

Standish Demographic Profile



Standish Demographic Summary								
Data Source:	2010 Census					2010 Census		
Category:	Population					Housing		
	Population	17 years & younger	18 years & older	Male	Female	Total housing units	Occupied housing units	Vacant housing units
Number	6,427	1,297	5,130	3,170	3,257	2,873	2,662	212
Percentage	100.0%	20.2%	79.8%	49.3%	50.7%	100.0%	92.7%	7.4%

Data Source:	2010 Census						
Category:	Race and Ethnicity						
	White	Hispanic or Latino	Black or African American	American Indian and Alaska Native	Asian	Other	Two or More Races
Number	4,623	529	532	315	142	22	263
Percentage	71.9%	8.2%	8.3%	4.9%	2.2%	0.3%	4.1%

Data Source:	2008-2012 American Community Survey									
Category:	Education					Language		Household Income		
	Less than a High School Degree	High School Degree	Some College or Associates Degree	Bachelors Degree	Graduate or Professional Degree	Speaks only English at home	Speaks language other than English at home	Less than \$50,000	\$50,000 to \$74,999	\$75,000 or more
Number	344	1,161	1,277	1,281	659	5,203	734	1,249	495	940
Percentage	7.3%	24.6%	27.0%	27.1%	14.0%	87.6%	12.4%	46.5%	18.4%	35.0%

Notes:

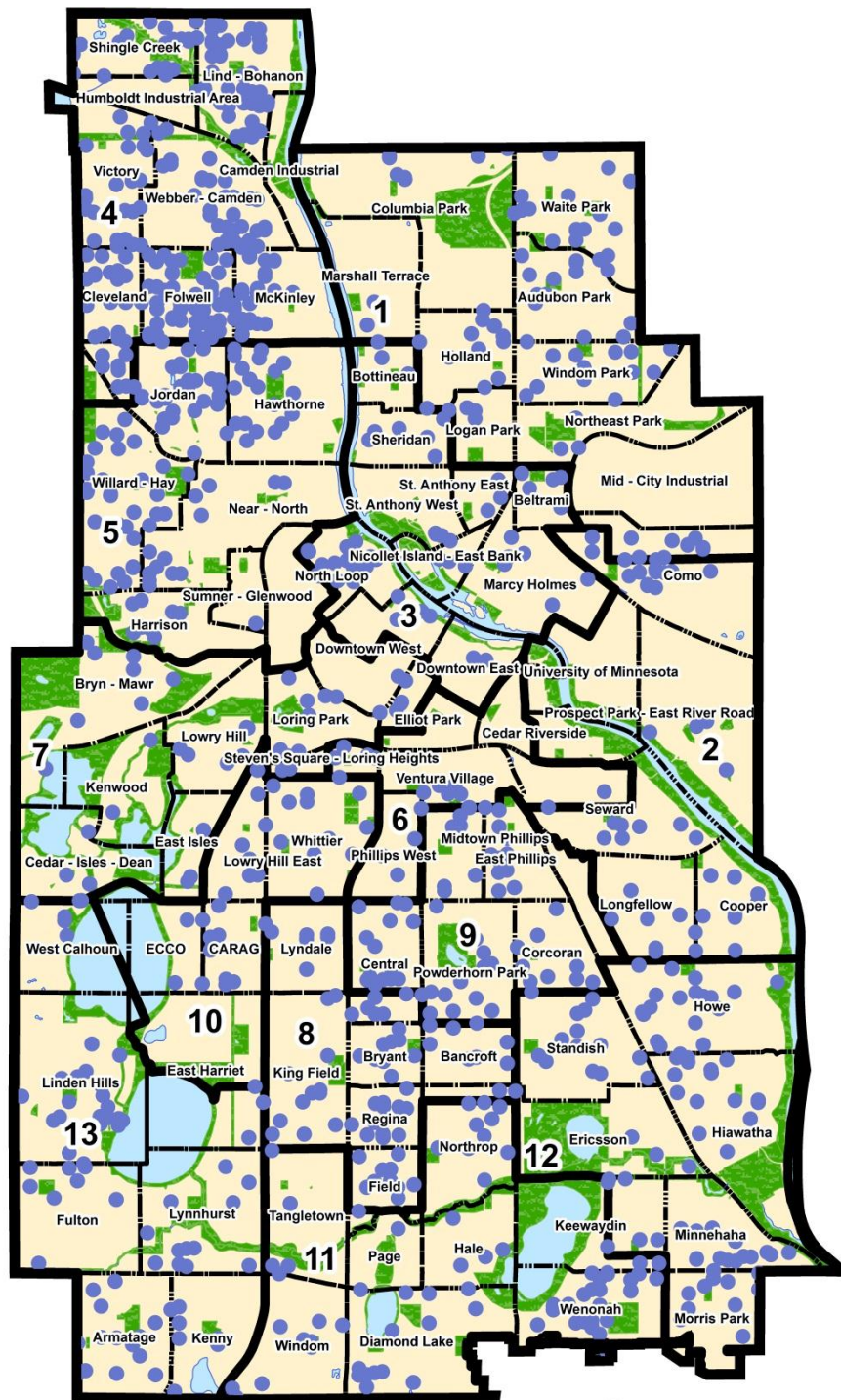
The Census & American Community Survey data was compiled by MN Compass

Websites:

MN Compass <http://www.mncompass.org/profiles/neighborhoods/minneapolis-saint-paul#!areas>

CPED <http://www.minneapolismn.gov/census/2010/index.htm>

Citywide Rental License Conversions in 2014



Legend

- Conversion Properties
- 1 Ward Boundaries
- Armatage Neighborhood Boundaries
- Parks
- Water Bodies

Summary

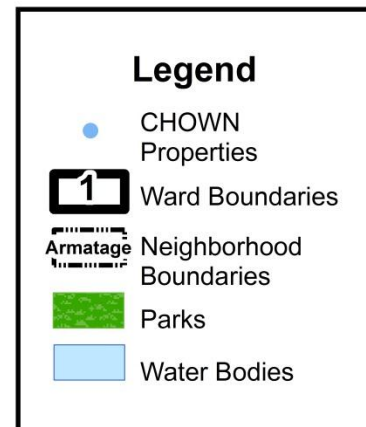
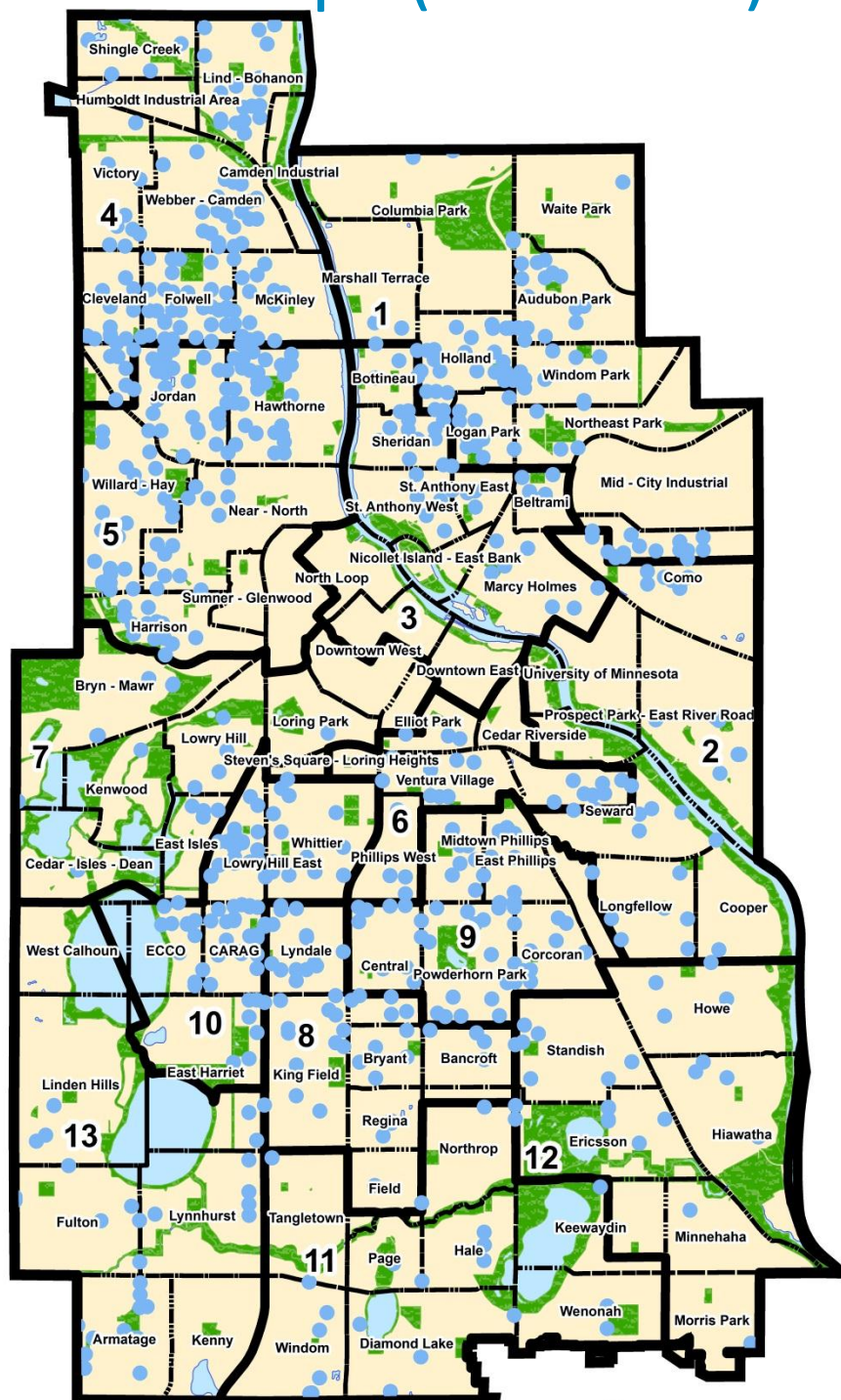
Ward	Conversions	Total Percentage of Properties
01	86	8.2%
02	44	4.2%
03	83	7.9%
04	253	24.2%
05	111	10.6%
06	18	1.7%
07	55	5.3%
08	69	6.6%
09	58	5.5%
10	37	3.5%
11	75	7.2%
12	83	7.9%
13	74	7.1%

Total Properties: 1,046

0 0.5 1 2 Miles



Citywide Rental License Change of Ownerships (CHOWNs) in 2014



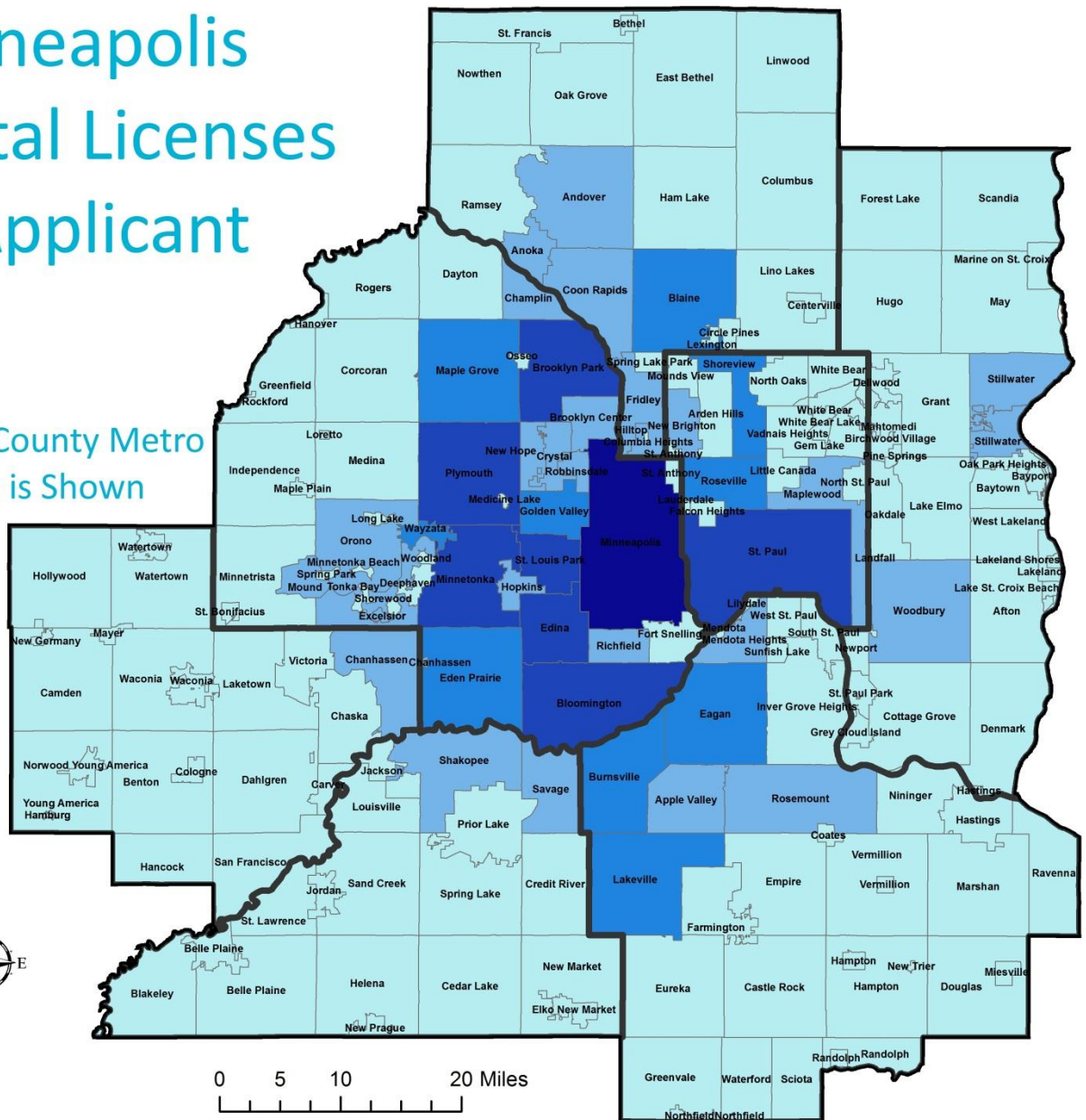
Summary		
Ward	CHOWNs	Total Percentage of Properties
01	91	12.8%
02	31	4.4%
03	39	5.5%
04	130	18.3%
05	118	16.6%
06	30	4.2%
07	18	2.5%
08	48	6.7%
09	53	7.4%
10	74	10.4%
11	25	3.5%
12	24	3.4%
13	31	4.4%
Total Properties: 712		

0 0.5 1 2 Miles



Minneapolis Rental Licenses by Applicant City

*Only 7-County Metro Area is Shown



Legend

County Boundaries

Number of Rental Licenses by City

- 0-36 Rental Licenses
- 37-135 Rental Licenses
- 136-309 Rental Licenses
- 310-836 Rental Licenses
- 837+ Rental Licenses

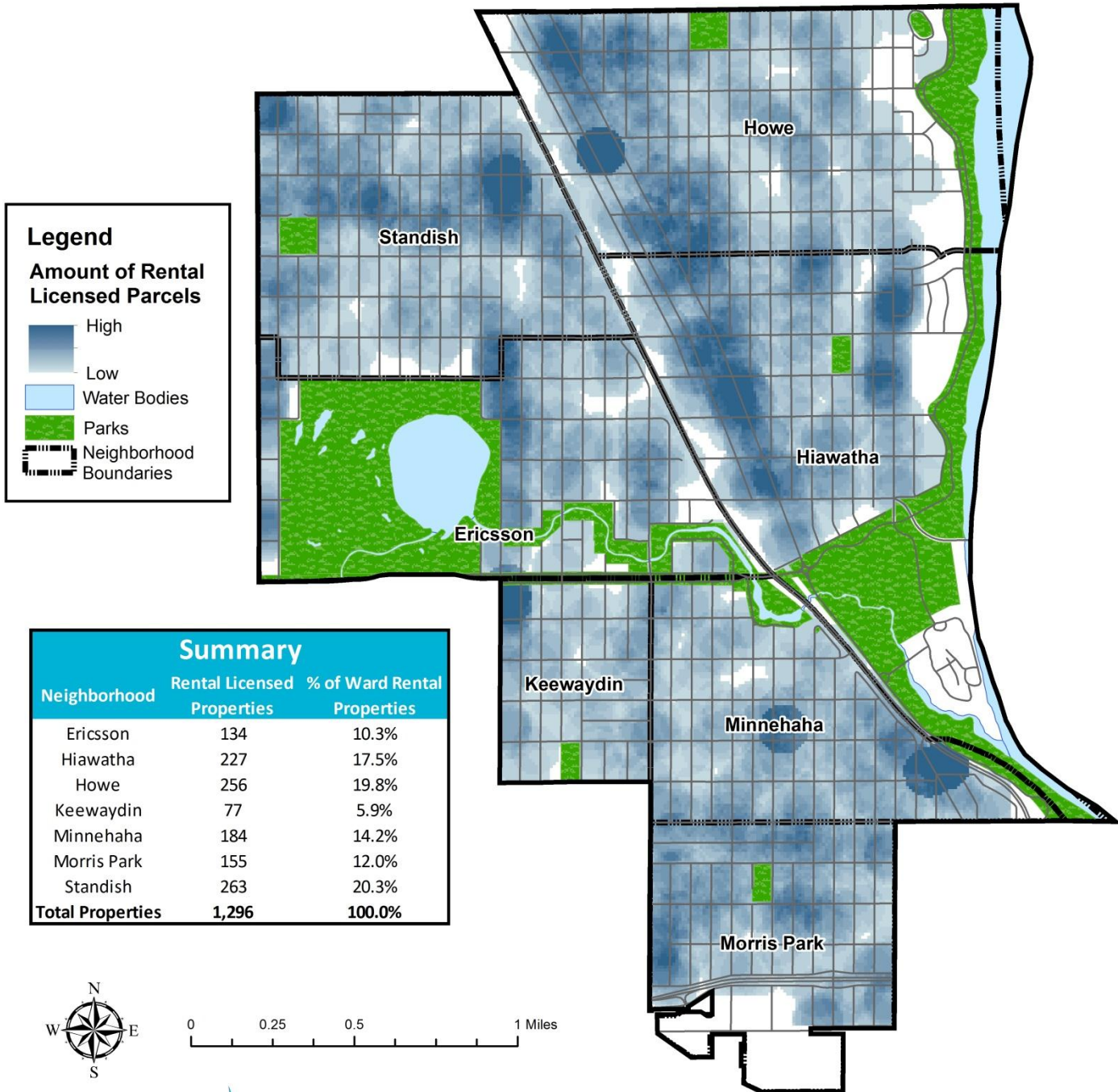
Location of Rental Licenses Applicants in Ward 12

Region	Total Number of Rental Licenses	% of Total Rental Licenses
Minneapolis & St. Paul	677	52.4%
7-County Metro Area	419	32.5%
Rest of Minnesota	37	2.9%
Out of State	155	12.0%
Out of Country	03	0.2%
Grand Total	1291	100.0%

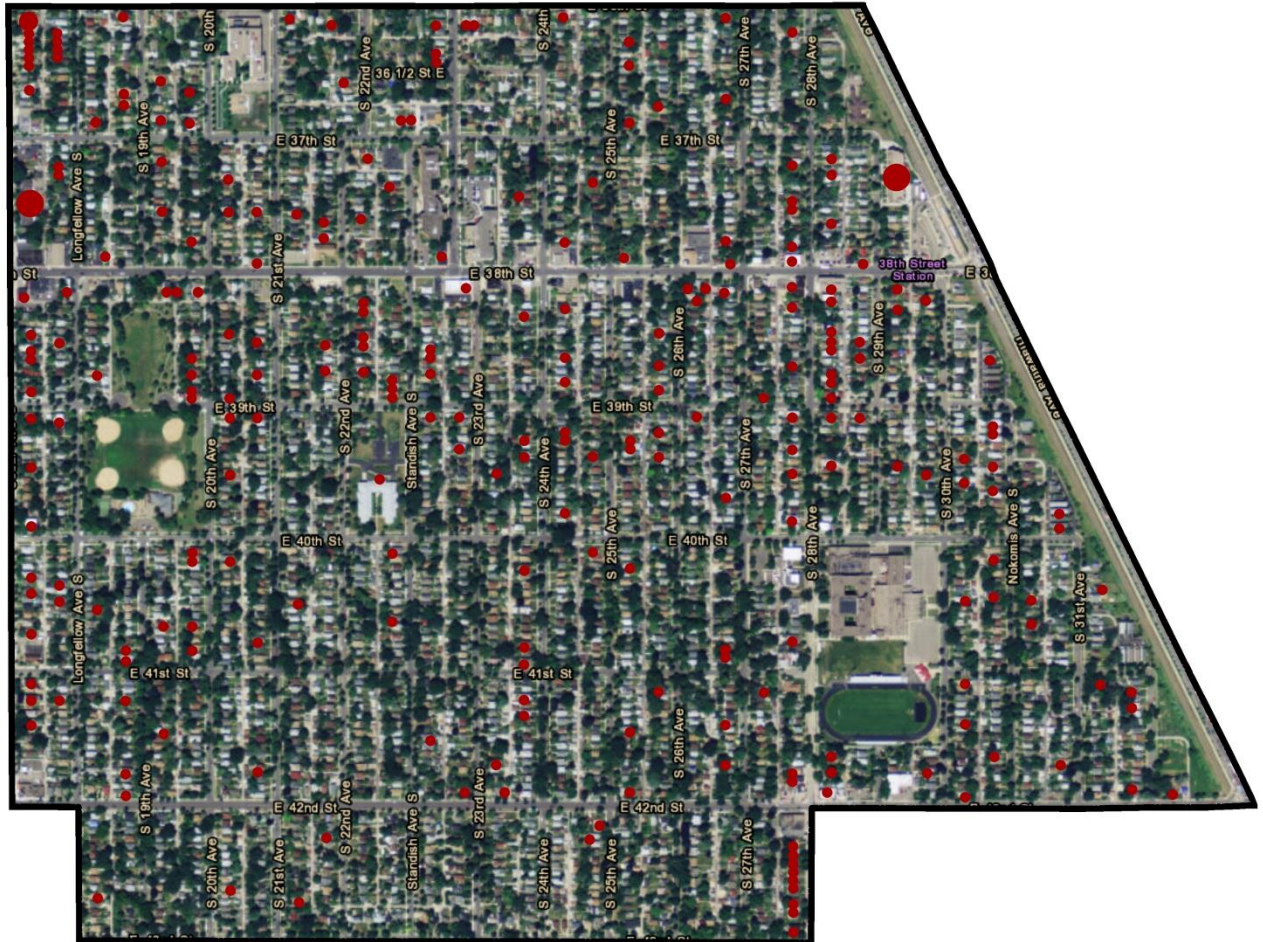
Top Cities with the Most Rental Licenses in Minneapolis

City	Number of Rental Licenses
Minneapolis	11,573
St. Paul	836
Edina	572
Brooklyn Park	433
Plymouth	425
St. Louis Park	412
Bloomington	411
Minnetonka	389
Eden Prairie	309
Maple Grove	282
Total	15,642
% of Total Rental Licenses	73.0%

Ward 12 Rental Properties



Standish Rental Properties



0 0.125 0.25 0.5 Miles



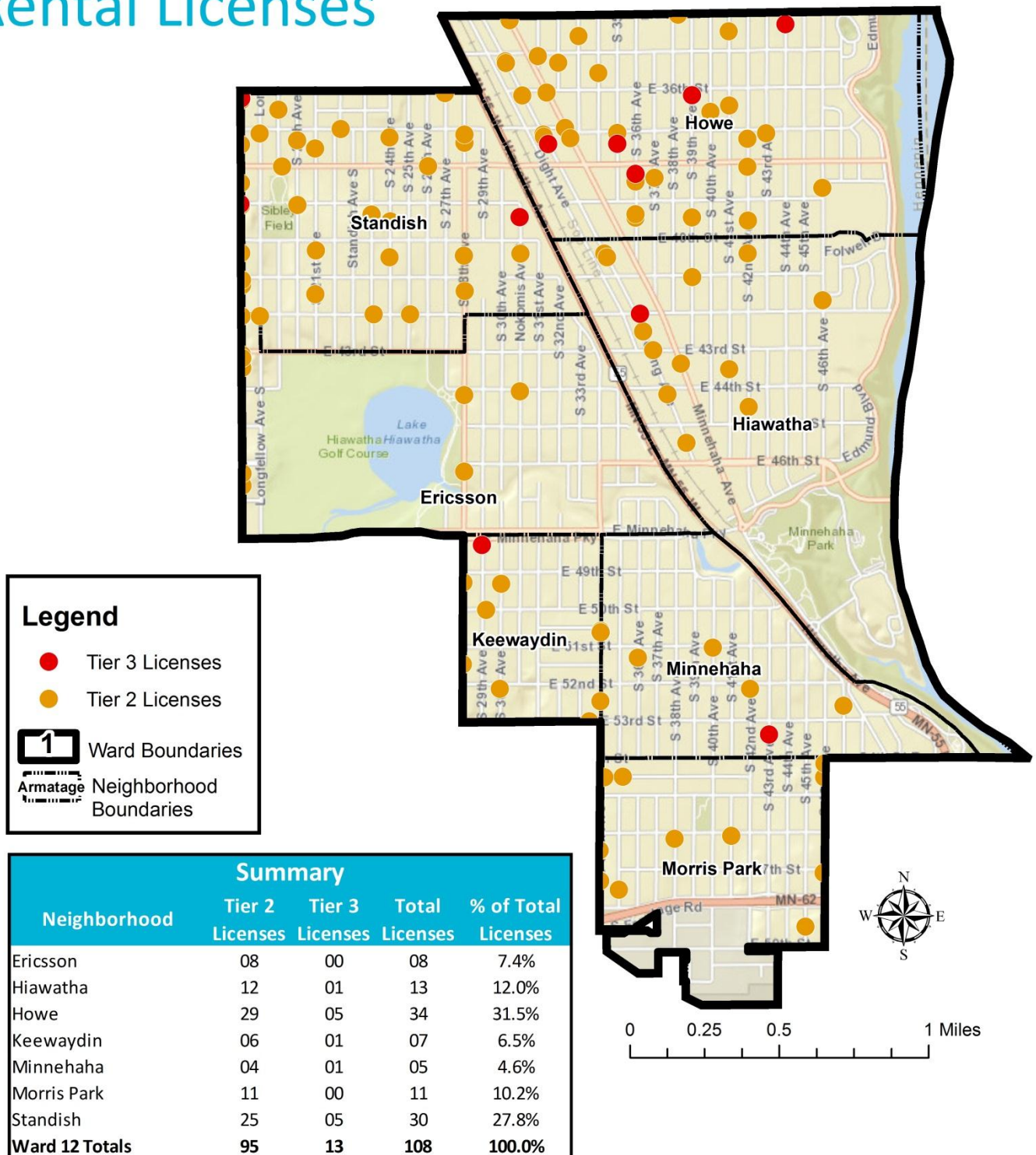
Summary		
Neighborhood	Rental Licensed Properties	Total Rental Units
Standish	263	484
Ward Total	1,296	3,013

Legend

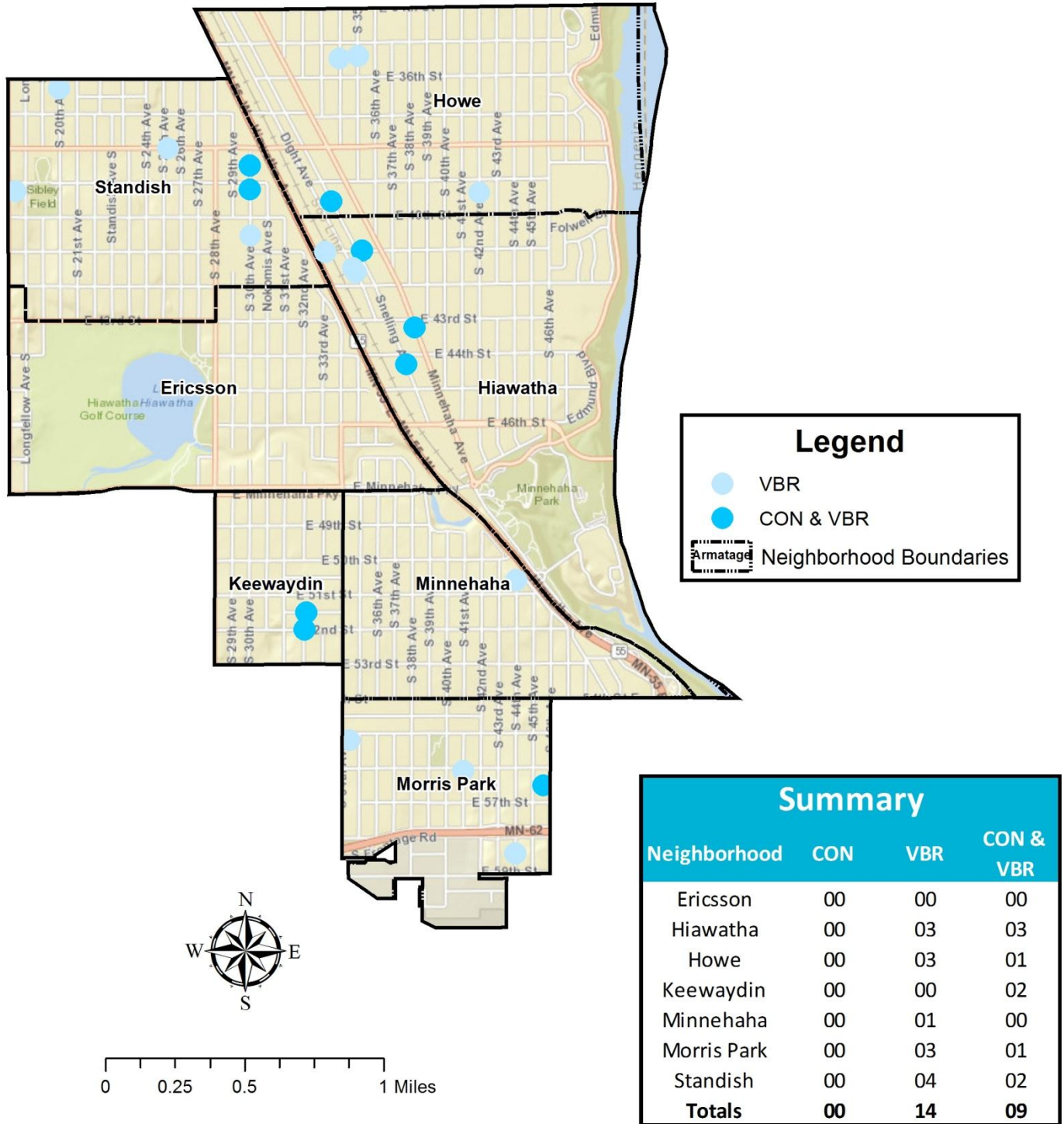
Rental Licensed Properties by Paid Units

- 1-9 Units
- 10-32 Units
- 33-84 Units
- 85-180 Units
- 181+ Units

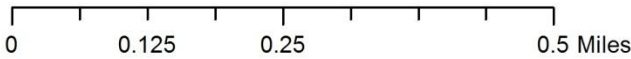
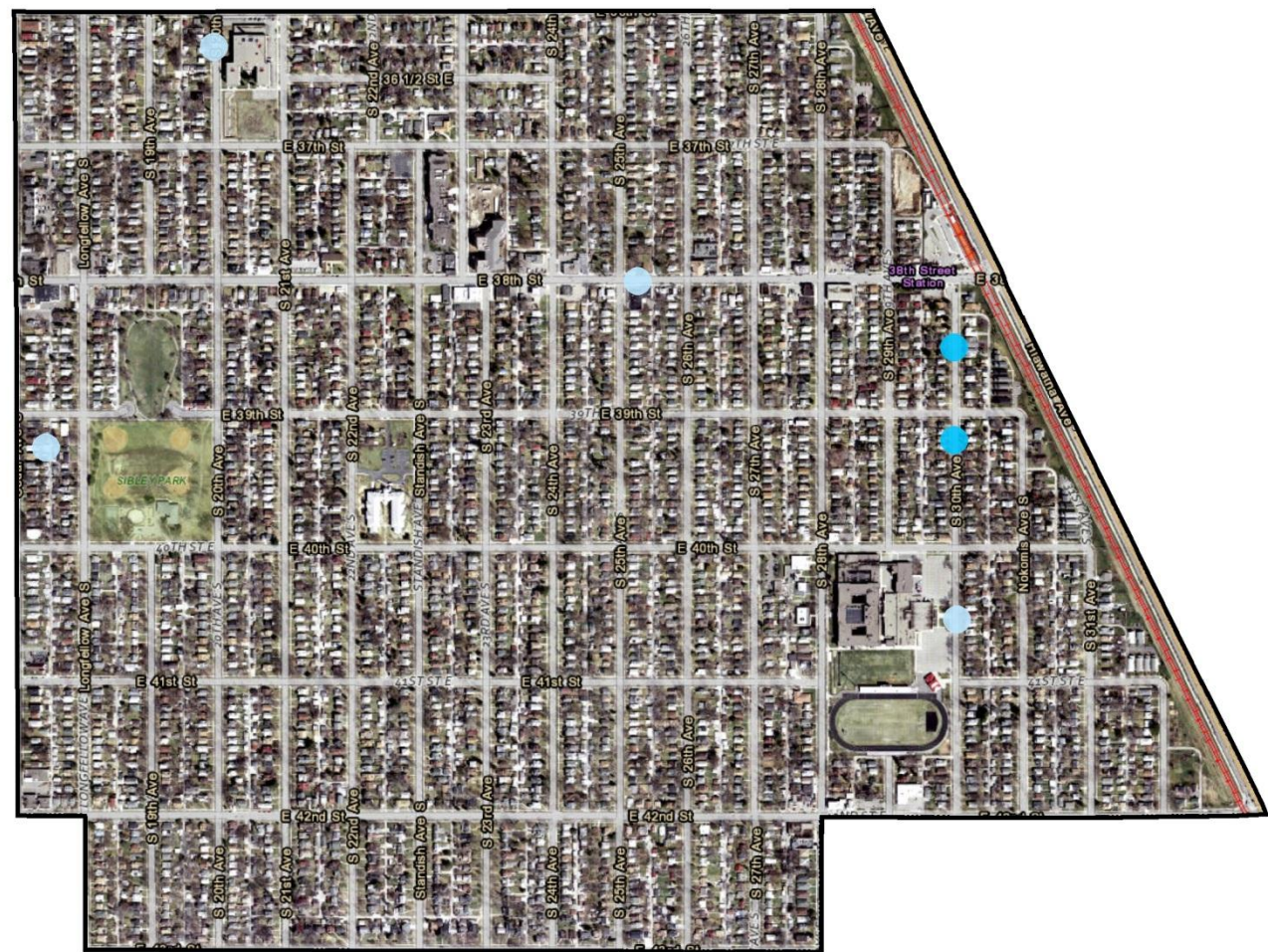
Ward 12 Tier 2 and Tier 3 Rental Licenses



Ward 12 Condemned (CON) and Vacant (VBR) Properties



Standish Condemned (CON) and Vacant (VBR) Properties



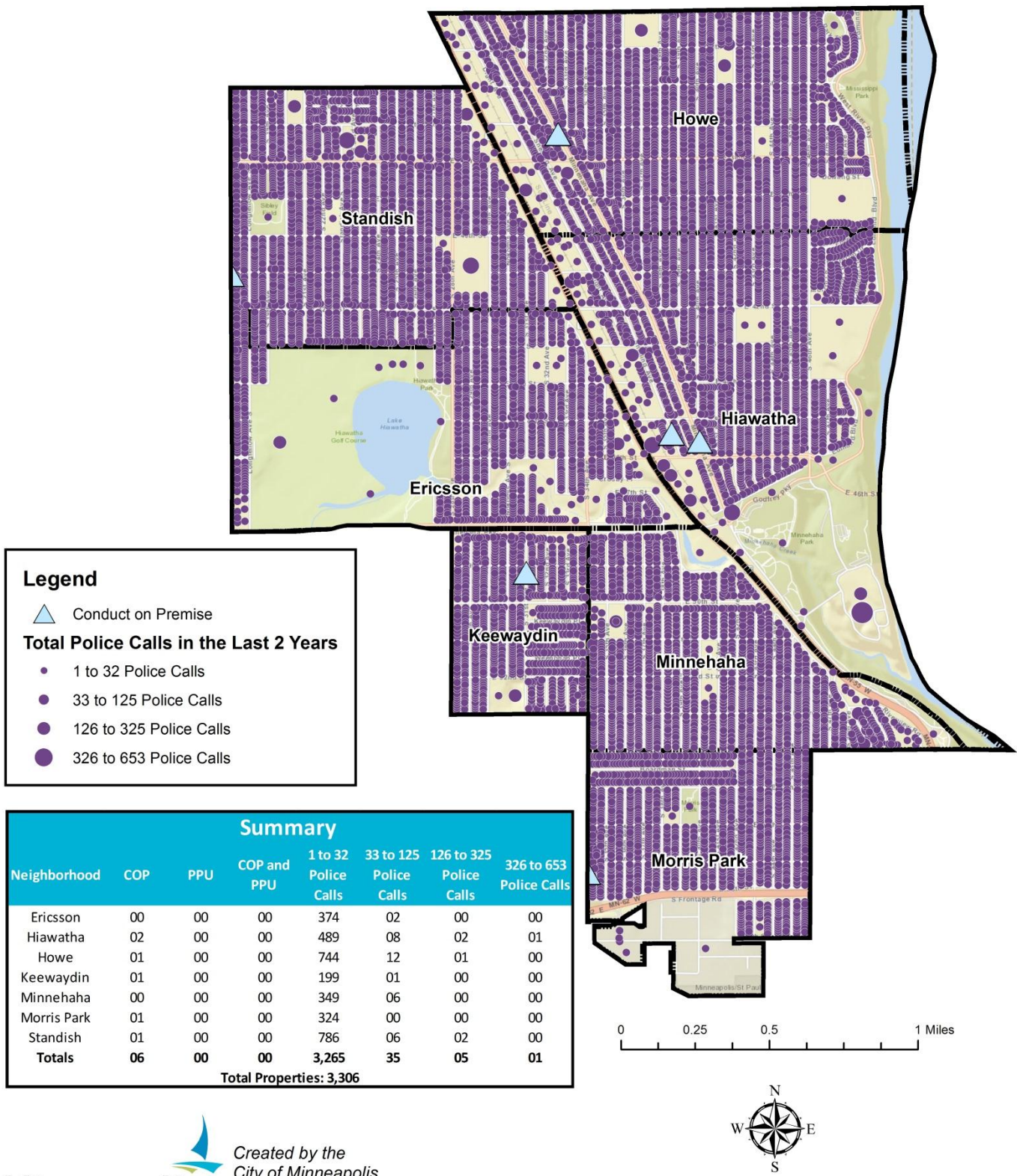
Legend

 VBR

 CON & VBR

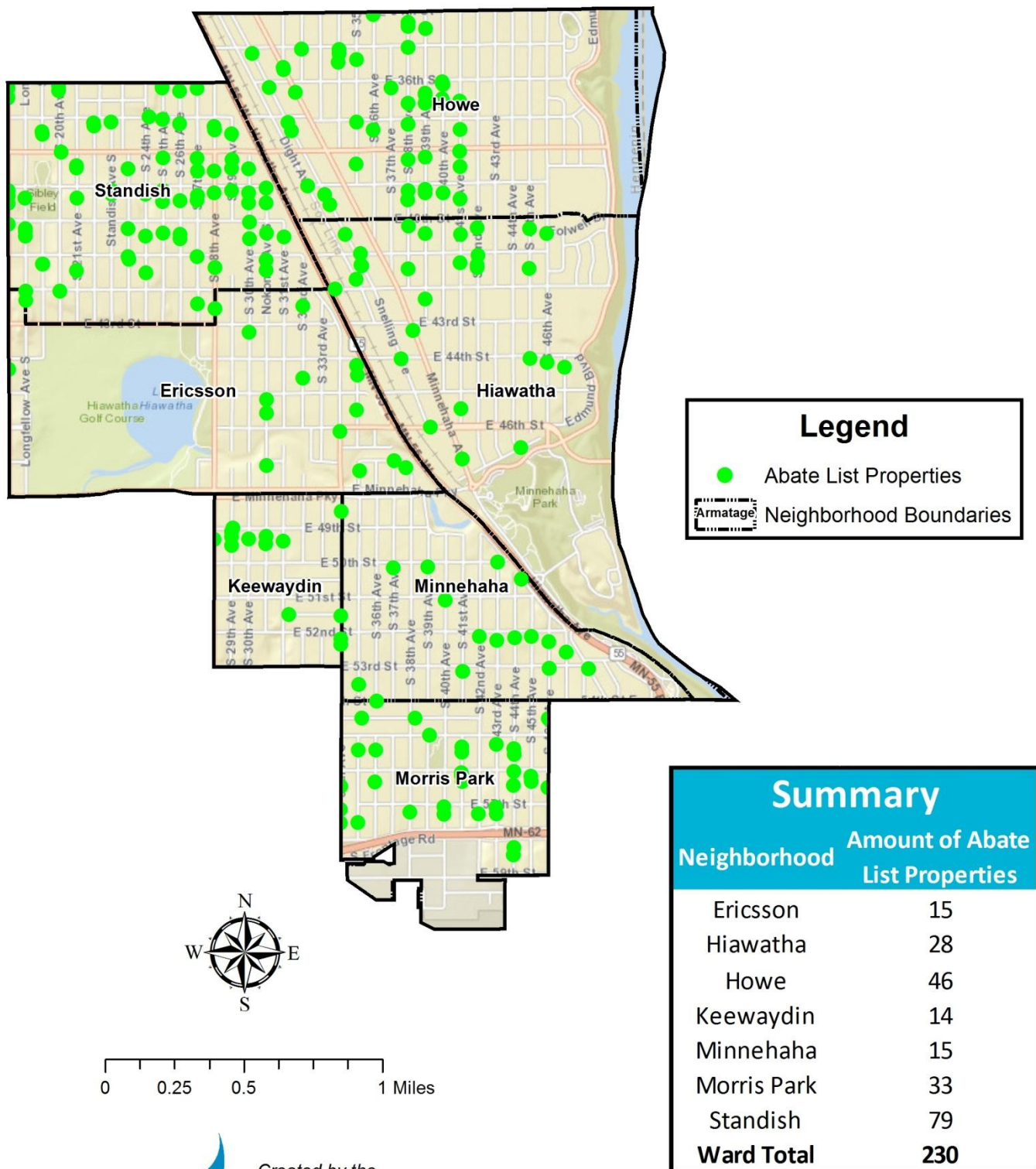
Summary			
Neighborhood	CON	VBR	CON & VBR
Standish	00	04	02
Ward Total	00	14	09

Ward 12 Conduct on Premise (COP) Properties with Police Calls

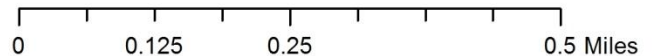
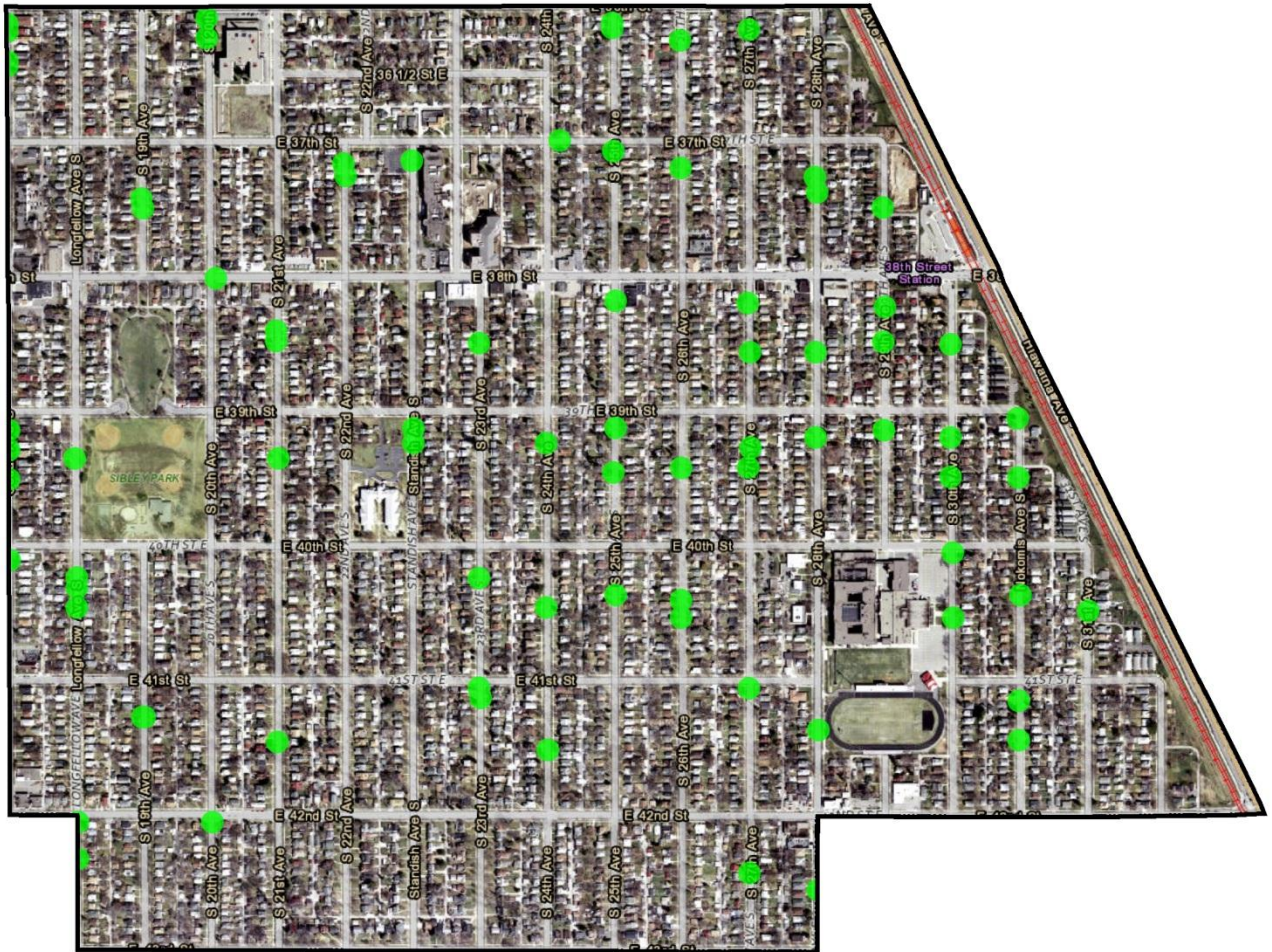




Ward 12 Abate List Properties



Standish Abate List Properties



Legend

- Abate List Properties

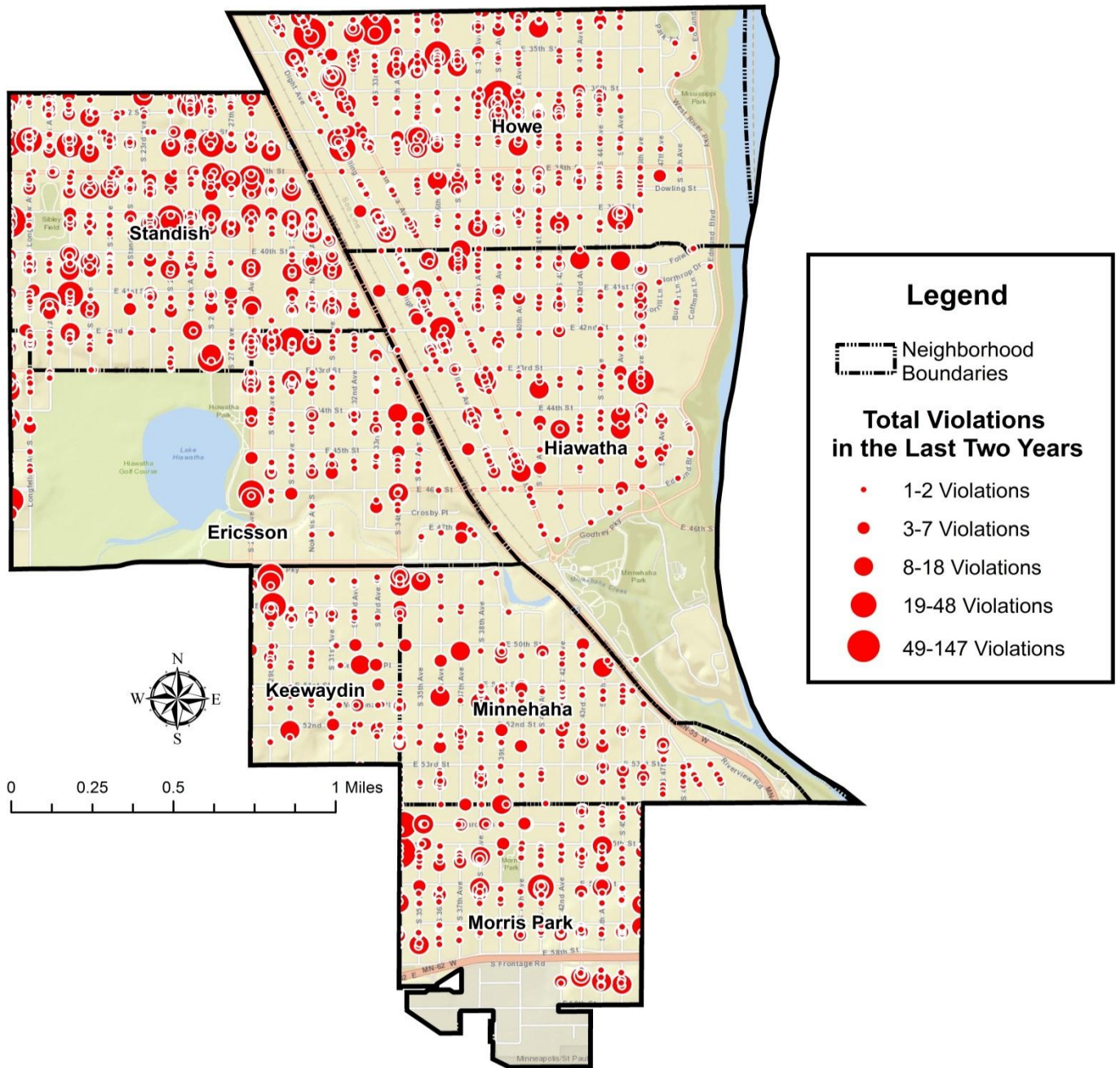


Created by the
City of Minneapolis
Department of Regulatory Services
Glendon Haslerud - Intern
June 23, 2015

Summary

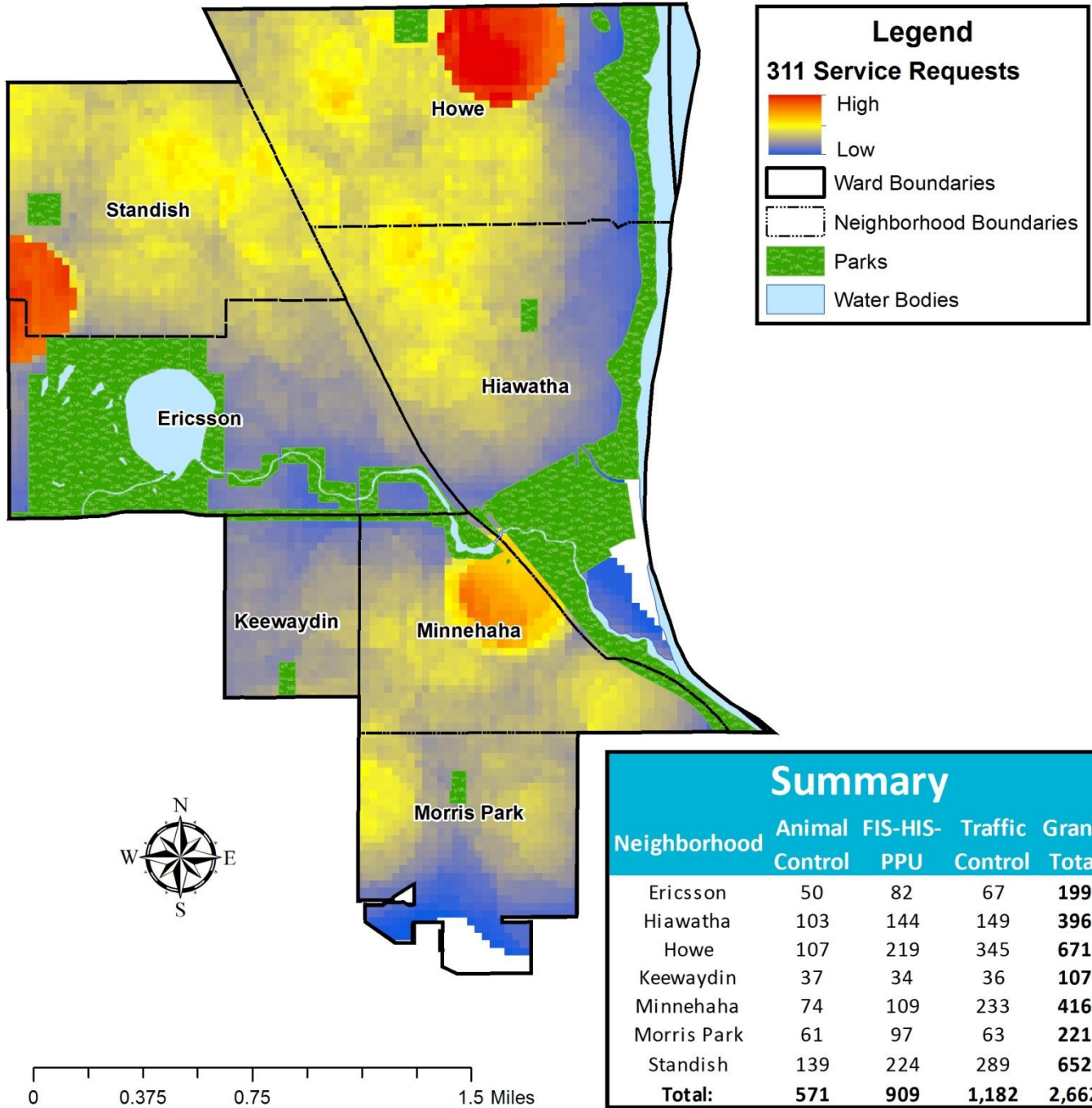
Neighborhood	Amount of Abate List Properties
Standish	79
Ward Total	230

Housing Violations in Ward 12 (Last 2 years)



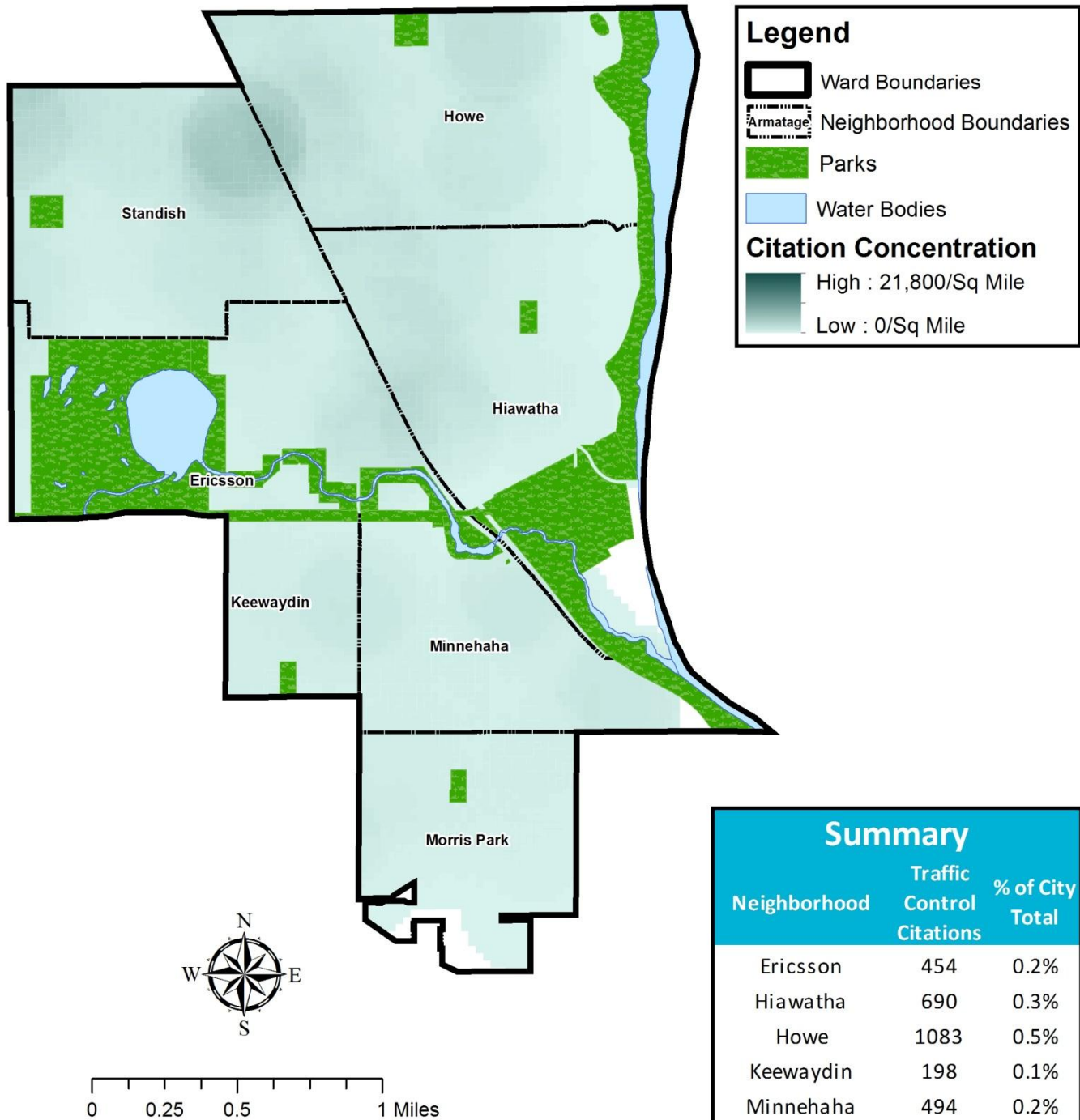
Summary					
Neighborhood	1 to 3 Violations	4 to 10 Violations	11 to 21 Violations	22 to 39 Violations	40 to 67 Violations
Ericsson	193	35	11	03	00
Hiawatha	314	40	14	02	00
Howe	497	67	23	05	03
Keewaydin	106	18	05	02	00
Minnehaha	170	29	05	00	00
Morris Park	194	30	13	02	01
Standish	507	100	48	10	01
Total	1981	319	119	24	05
Total Properties: 2448					

Ward 12 2014 311 Service Requests



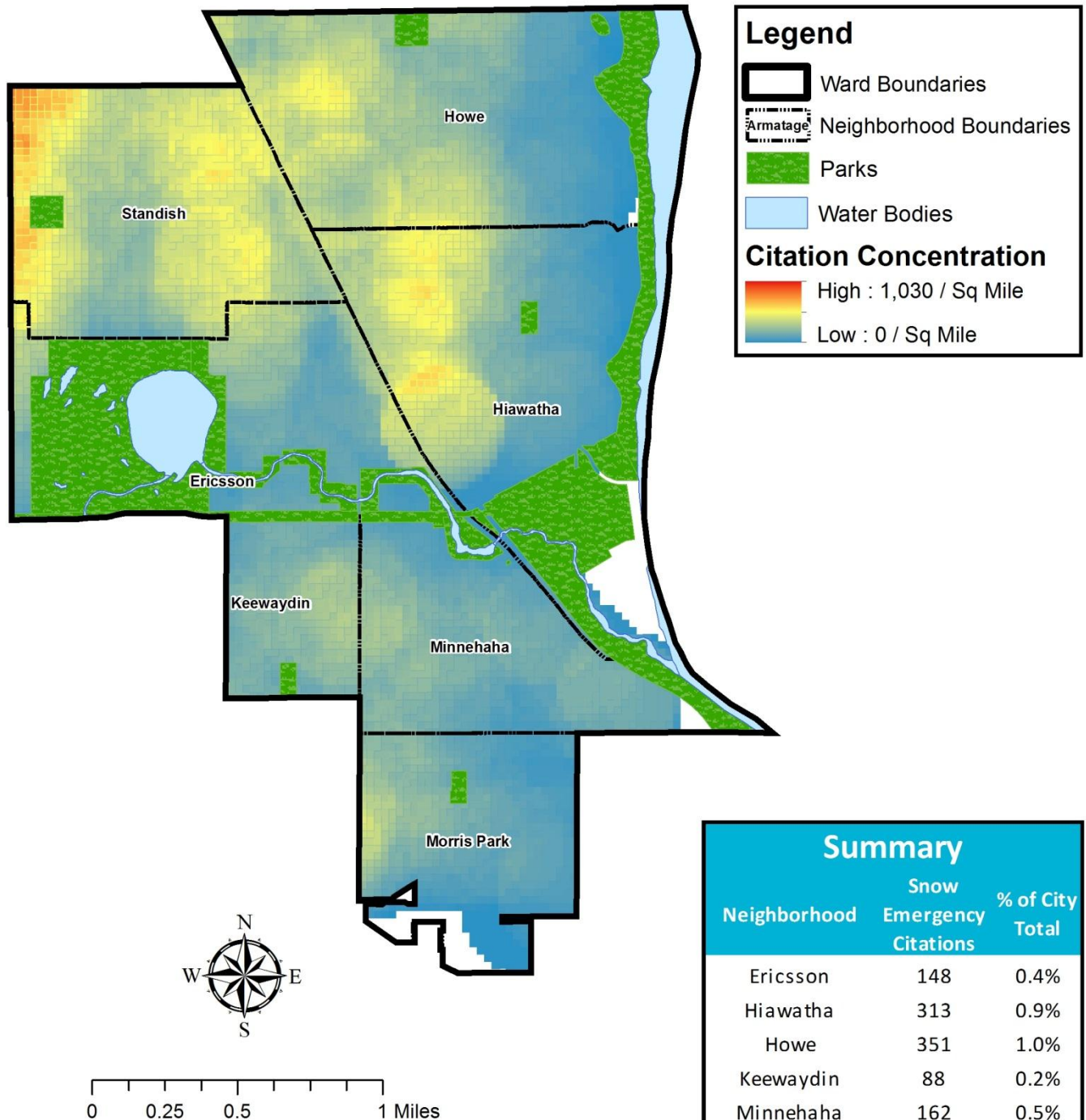
**Counts are based on requests that are able to be mapped. Missing data accounts for less than 1% of 311 Service Requests.

Ward 12 2014 Traffic Control Citations



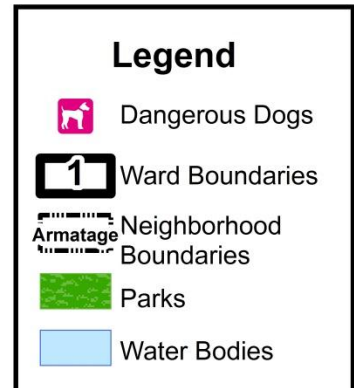
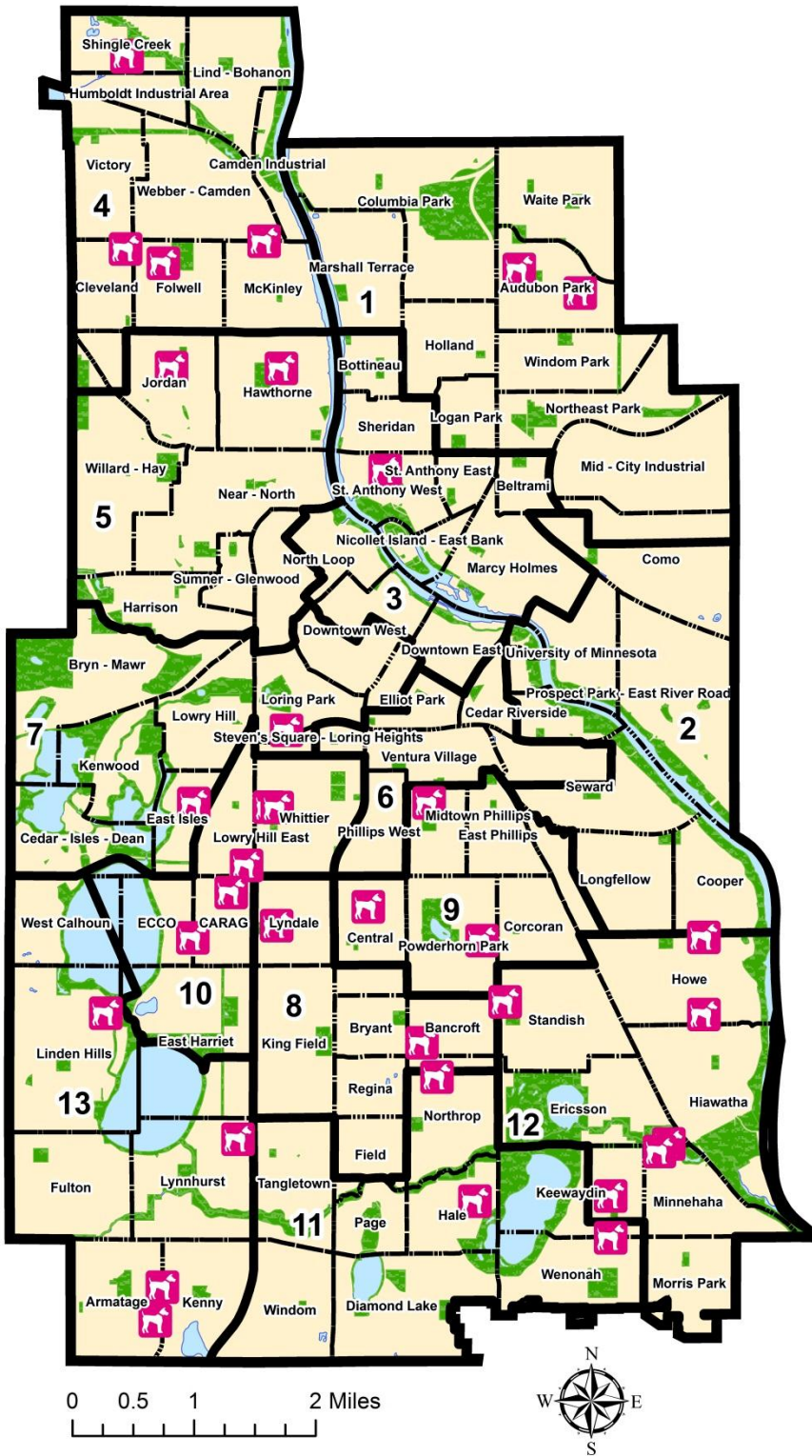
Summary		
Neighborhood	Traffic Control Citations	% of City Total
Ericsson	454	0.2%
Hiawatha	690	0.3%
Howe	1083	0.5%
Keewaydin	198	0.1%
Minnehaha	494	0.2%
Morris Park	237	0.1%
Standish	1365	0.6%
Ward Total	4,521	2.0%
City Total	224,640	100%

Ward 12 2013-2014 Traffic Control Winter Snow Emergency Citations



Summary		
Neighborhood	Snow Emergency Citations	% of City Total
Ericsson	148	0.4%
Hiawatha	313	0.9%
Howe	351	1.0%
Keewaydin	88	0.2%
Minnehaha	162	0.5%
Morris Park	104	0.3%
Standish	556	1.6%
Ward Total	1,722	4.9%
City Total	35,234	100.0%

Citywide Dangerous Dogs



Summary

Ward	Dangerous Dogs	Percentage of Total Dangerous Dogs
01	02	5.7%
02	00	0.0%
03	01	2.9%
04	05	14.3%
05	02	5.7%
06	00	0.0%
07	02	5.7%
08	02	5.7%
09	03	8.6%
10	05	14.3%
11	03	8.6%
12	06	17.1%
13	04	11.4%
Total Dangerous Dogs: 35		

Strengthening Communities by...

- Increasing community partnerships and collaborations
- Increased use of data analysis to assist real needs and deploy resources effectively
 - Includes disaggregated data analytics
 - Identifying trends in market that impact neighborhood stability
- Renewed focus on community engagement and partnership opportunities
 - Define metrics and indicators based on actual expressed need of stakeholders
 - Increase push of data externally

Contact us:

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(612) 673-2781

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<http://www.ci.minneapolis.mn.us/regservices/index.htm>

See more Profiles:

<http://www.ci.minneapolis.mn.us/regservices/profiles>



*Strengthening communities by
partnering with residents,
neighborhoods and businesses to
make the city safer, healthier and
more inviting to all.*

Department includes:

Housing Inspection Services/PPU

Fire Inspection Services

Traffic Control

Animal Care and Control